

MINUTES

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

Regular Meeting

May 5, 2008

Conference Room

MEMBERS PRESENT

Tom Hamilton, Chairman  
Kenny Charles  
Dick Pelley  
Ralph Fenton  
Shannon Alvey

MEMBERS ABSENT

Eric Newberry  
John Ray McKeegan

OTHERS ATTENDING

Harold Hunter      Bill Bennett  
Gene McConkey    Glenda Sherlin  
Gayle Petitt        Carl Mashburn  
Shawn Lindsey     Mitchell Hyde  
Chad Reese         Russell Thress  
Greg Moses

MINUTES

The minutes of the April 7, 2008 meeting were read and approved on motion by Fenton; seconded by Pelley; vote – unanimous.

PETITIONS AND REQUESTS FROM AUDIENCE

1. Bill Bennett - Discussion – Downtown Parking – B-3.

Mr. Bill Bennett, downtown business owner, petitioned the board to eliminate downtown parking between midnight and five (5) a.m., seven (7) nights a week. Mr. Bennett's concern was that the residential apartments/sleep rooms appeared to be the contributing factor to vehicles being left unattended in violation of the city's zoning ordinance. Chairman Hamilton stated that the Athens Zoning Ordinance required downtown apartment owners to have leased spaces for their tenants located away from customer parking. Commissioner Dick Pelley recused himself from the vote, due to owning property in the downtown area and living there, but he stated that downtown rental property owners should inform their tenants about their leased parking areas and that banning parking from midnight to five (5) a.m. was not the answer. After much discussion the following motion was made.

Motion: To recommend to the Athens City Council that parking in the downtown area, bounded by Hornsby Street, Green Street, Bank Street and Hill Street, be banned seven (7) nights a week from midnight to five (5) a.m.

MADE: Charles  
SECOND: Fenton  
VOTE: Ayes: Hamilton, Charles, Fenton  
Nays: Pelley  
Abstain: Alvey

NEW BUSINESS

1. Subdivision of Property – Co. Rd. 176 (2 Lot) – (Growth Boundary) - James Barrett.

This petition was denied due to lack of representation.

2. Subdivision of Property – PUD - Hunter Crossing Subdivision – Mitchell Hyde – R-3

Mitchell Hyde presented a plat prepared by Vision Engineering and Development Services, Inc., plat #08-11/Hunter Crossing, dated Feb. 18, 2008, requesting an eight (8) lot subdivision of property located at the intersection of Congress Parkway and Mt. Verd Road. Mr. Hyde stated that there would be two (2) buildings on lot #7 which would make it a planned unit development and lot #8 would be for future use. State Planner Chad Reese stated that he had reviewed Mr. Hyde's plat and that it appeared to be in compliance with the requirements of the Athens Zoning Ordinance; however, the following four (4) items should be noted before he could support approval of the preliminary plat: (1) show proposed utility layouts (water, sewer, and fire hydrants), (2) list Flood Insurance Rate Map Number and Date on Final Plat, (3) add a Certificate of Tentative Approval to be signed by the Planning Commission, and (4) a permit for a planned unit development complex must be filed in accordance with Chapter 6, Section 6.07 of the Athens Zoning Ordinance. After discussion the following motion was made.

**Motion:** To approve the preliminary plat prepared by Vision Engineering and Development Services, Inc., plat #08-11/Hunter Crossing, dated Feb. 18, 2008, subject to the four (4) items listed above being noted.

MADE: Pelley  
SECOND: Fenton  
VOTE: Unanimous

3. Subdivision of Property – Denso Drive/Burkett Witt Boulevard – Carl Mashburn – B-4

Carl Mashburn presented a plat by Thomas Lynn Colbaugh, drawing #M-03-08-00-1253-R3, dated March 31, 2008 requesting a four (4) lot subdivision of property located on Denso Drive/Burkett Witt Boulevard. After reviewing the plat during the meeting, State Planner Chad Reese stated that Mr. Mashburn had made the required changes; therefore, he recommended approval. After discussion the following motion was made.

**Motion:** To approve final plat by Thomas Lynn Colbaugh, drawing #M-03-08-00-1253-R3, dated March 31, 2008.

MADE: Pelley  
SECOND: Charles  
VOTE: Unanimous

4. Mt. Verd Annexation – Plan of Services.

This item was tabled until a future meeting.

5. Mt. Verd Annexation – Proposed Zoning

This item was tabled until a future meeting.

6. Historic Zoning Ordinance Amendment – Fletcher Hudson

Russell Thress, Chairman of the Historic Zoning Commission, petitioned the board to forward the Historic Zoning Ordinance Amendment to the Athens City Council for their review. Chairman Hamilton distributed a handout to the board with his recommendations for changes to the ordinance which, if incorporated, would allow him to vote for approval. Mr. Thress refused to acknowledge the requested changes by Chairman Hamilton. Commissioner Alvey stated that the ordinance, in its present form, was not a good document and there needed to be a consensus before it could be sent on to the Athens City Council. After much discussion the following motion was made.

**Motion:** To have a joint meeting of the Historic Zoning Commission and the Athens Municipal-Regional Planning Commission, as soon as possible, to discuss the Historic Zoning Ordinance Amendment.

MADE: Pelley  
SECOND: Charles  
VOTE: Unanimous

**Communications from the Chairman**

Chairman Hamilton read a letter dated, April 28, 2008, from Ms. Sue Hamilton expressing her concerns about the WYXI Radio Studios on Cherry Street. Chairman Hamilton read the letter in its entirety and was asked by Ms. Hamilton to respond, by letter, to her concerns.

**STAFF REPORT**

Pending - Cancer Center – White Street & Alford Street  
William Robinson – Office Building – Old Riceville Road  
Johnson Controls – Addition – E. Madison Avenue  
Comfort Inn – Decatur Pike  
Senior Citizens Center – Parking Lot Addition – McMinn Avenue @ Parks Street

There being no further business to come before the board, the meeting was adjourned.

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Tom Hamilton, Chairman

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Ralph Fenton, Secretary